



# summerfield park

PHASE II

A select development of  
three bedroom family homes





**Merchant**  
Homes



# summerfield park

PHASE II

Merchant Homes are delighted to return to complete a second phase of our much admired Summerfield Park development. Completed in 2017, the development was a great success and sold out over a period of a few months.

Merchant Homes enjoy a reputation for superior design and craftsmanship, taking pride in the provision of a specification second to none in our sector of the market. The house types at Summerfield Park phase II are amongst our most popular and have the hallmarks of excellence in finish and quality of material and fittings.

Summerfield Park will offer a range of three bedroom family homes, namely, the Blair and Arran semi-detached homes and the Jura detached style home.

Summerfield Park is ideally placed for convenient access to all amenities essential for family life with schools, transport, shopping and entertainment all close by.

**Summerfield Park... a place to call home.**



Example of a Merchant Homes development



## About us

Merchant Homes is a specialist company dedicated to building comfortable homes within a safe environment and are delighted to bring a wealth of experience together in the design of Summerfield Park.

At Merchant Homes, we take pride in the design and construction of all our homes. We have set out with a commitment to individuality, as we believe it is what modern and discerning home buyers look for in a home.

## future built in ...

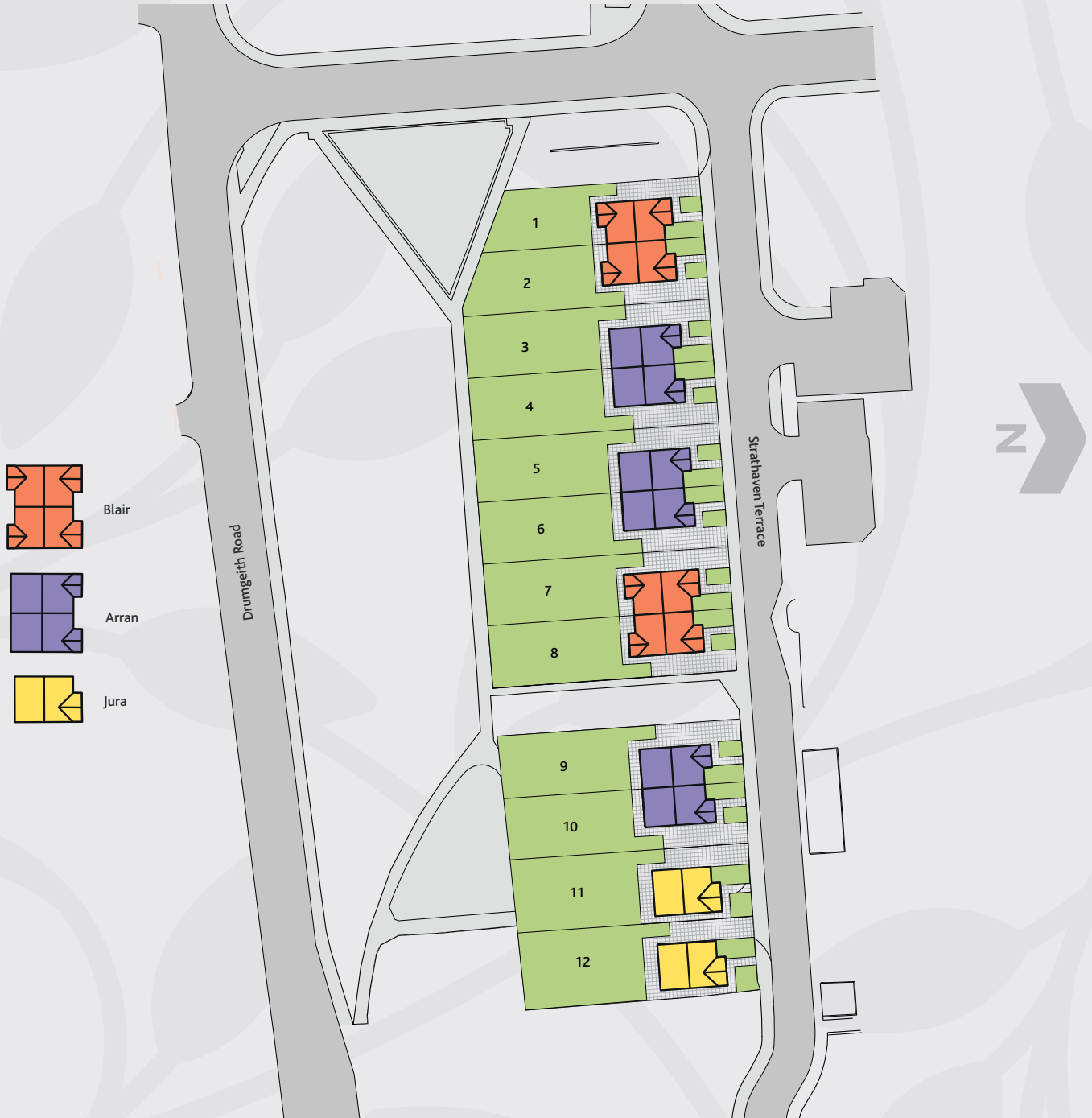
From design through to the finishing touches, every stage of our architect designed homes stays in the hands of our experienced in-house teams ... which means we retain the uniqueness and the control of higher standards.

At Summerfield Park, individuality in design and excellence comes as standard.



# summerfield park

PHASE II



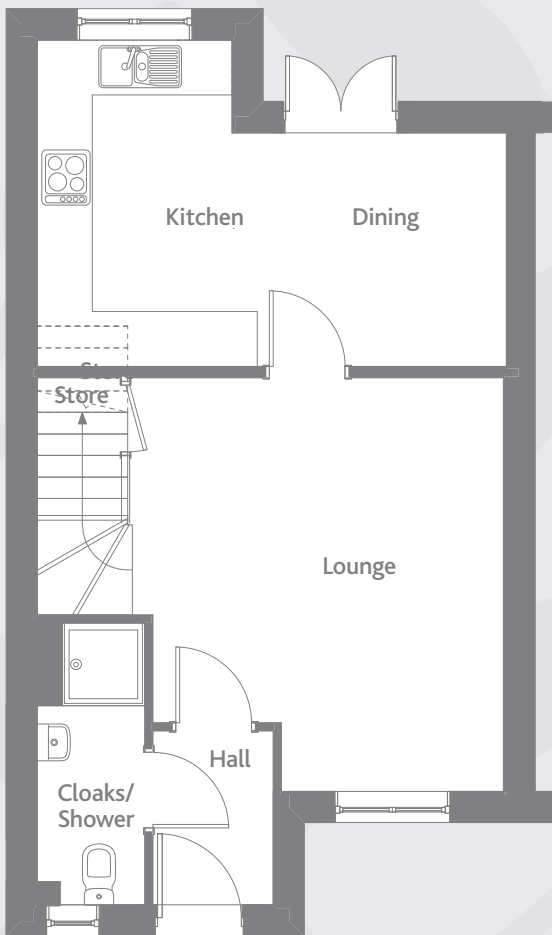
Indicative use only



# The Blair

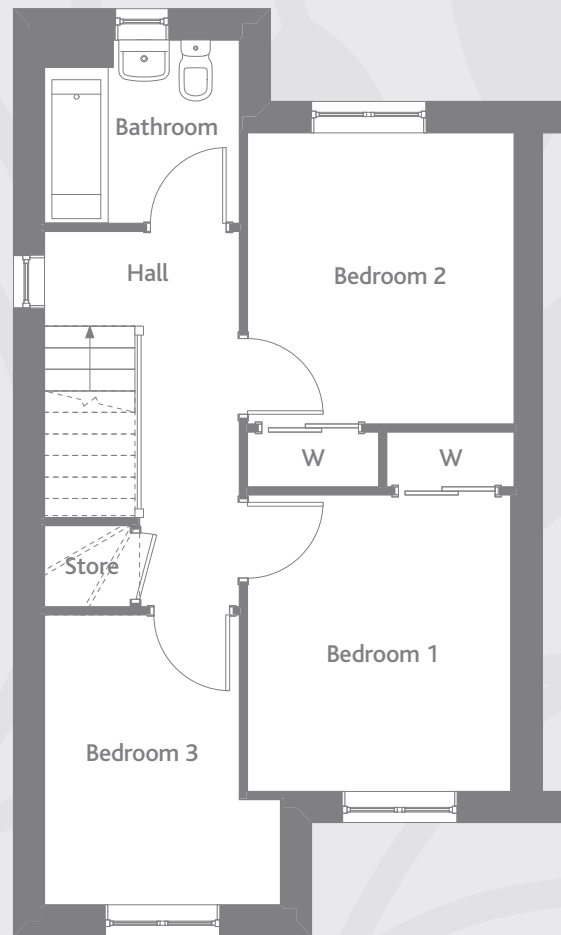
907 sq ft

A spacious three bedroom semi-detached family home with lounge, fitted kitchen/dining, cloaks/shower room and family bathroom



## GROUND FLOOR

Lounge	4074 mm x 4511 mm	13' 4" x 14' 10"
Kitchen	2400 mm x 3563 mm	7' 10" x 11' 8"
Dining	2720 mm x 2550 mm	8' 11" x 8' 4"
Cloaks/Shower	1173 mm x 1910 mm	3' 10" x 6' 3"



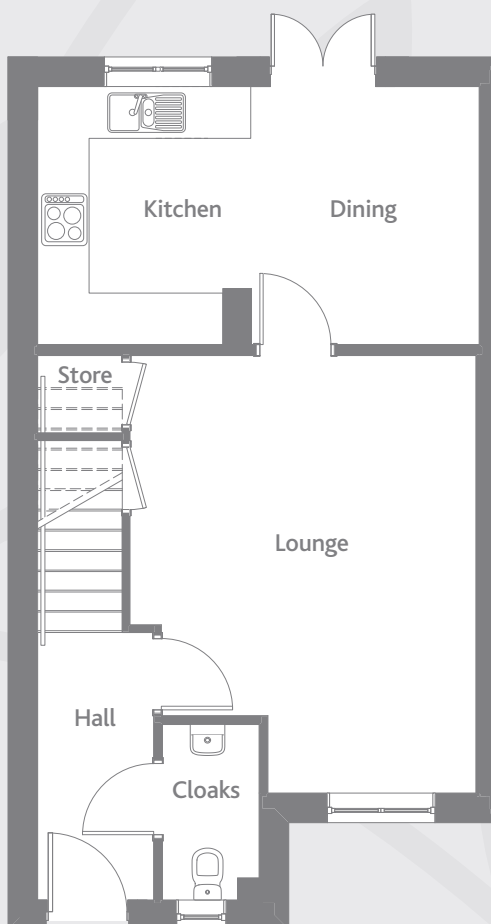
## UPPER FLOOR

Bedroom 1	2871 mm x 3232 mm	9' 5" x 10' 7"
Bedroom 2	2908 mm x 3175 mm	9' 6" x 10' 5"
Bedroom 3	2573 mm x 3163 mm	8' 5" x 10' 5"
Bathroom	2123 mm x 1950 mm	7' 0" x 6' 5"

# The Arran

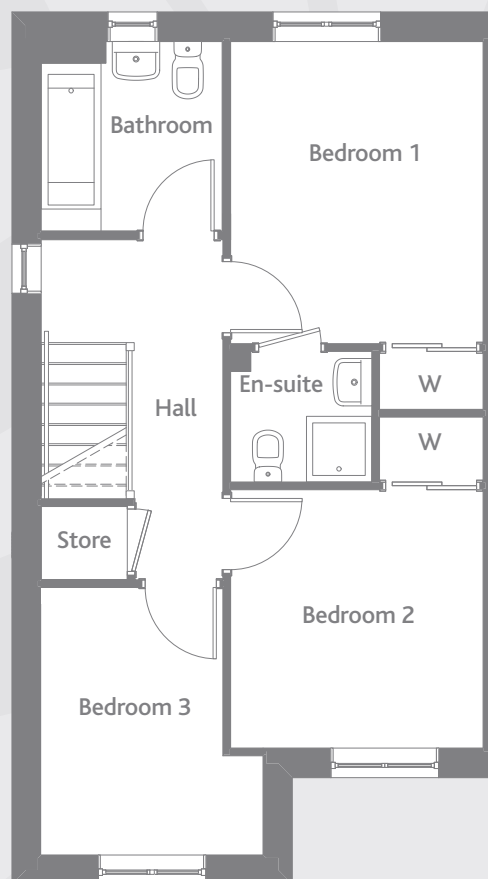
973 sq ft

A spacious three bedroom semi-detached family home with lounge, fitted kitchen/dining, cloaks wc, master en-suite and family bathroom.



## GROUND FLOOR

Lounge	4013 mm x 5079 mm	13' 2" x 16' 8"
Kitchen	2478 mm x 2647 mm	8' 2" x 8' 8"
Dining	2647 mm x 2995 mm	8' 8" x 9' 10"
Cloaks	1125 mm x 2035 mm	3' 8" x 6' 8"



## UPPER FLOOR

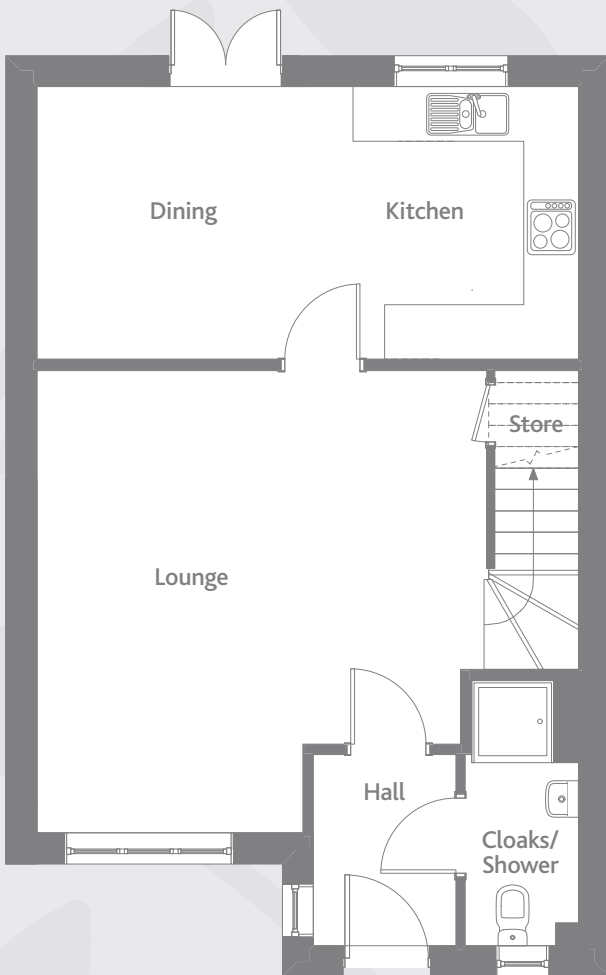
Bedroom 1	2926 mm x 3508 mm	9' 7" x 11' 6"
En-suite	1637 mm x 1524 mm	5' 4" x 5' 0"
Bedroom 2	2926 mm x 3000 mm	9' 7" x 9' 10"
Bedroom 3	2573 mm x 3100 mm	8' 5" x 10' 2"
Bathroom	2100 mm x 2200 mm	6' 11" x 7' 3"



# The Jura

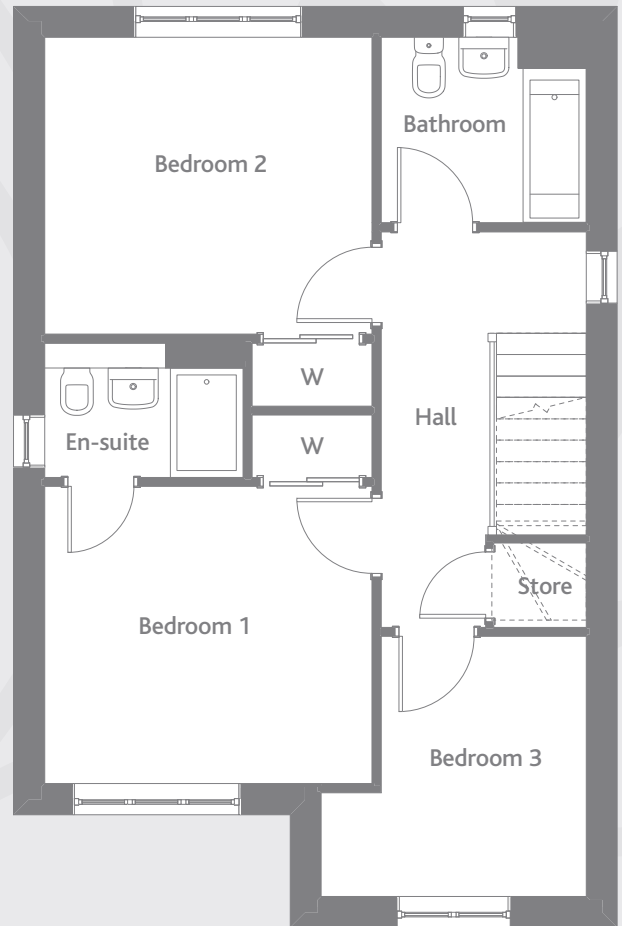
1127 sq ft

A spacious three bedroom detached family home with lounge, fitted kitchen/dining, downstairs shower room, master en-suite and family bathroom.



## GROUND FLOOR

Lounge	4940 mm x 5079 mm	16' 2" x 16' 8"
Kitchen	2475 mm x 2995 mm	8' 1" x 9' 10"
Dining	3473 mm x 2995 mm	11' 5" x 9' 10"
Cloaks/Shower	1170 mm x 2911 mm	3' 10" x 9' 7"



## UPPER FLOOR

Bedroom 1	3596 mm x 3266 mm	11' 10" x 10' 9"
En-suite	2180 mm x 1472 mm	7' 2" x 4' 10"
Bedroom 2	3596 mm x 3262 mm	11' 10" x 10' 8"
Bedroom 3	2910 mm x 2855 mm	9' 7" x 9' 4"
Bathroom	2253 mm x 2038 mm	7' 5" x 6' 8"



# Specification

## KITCHEN

Range and choice of stylish kitchens

Complementary worktops / upstands

Stainless steel electric oven

Stainless steel gas hob

Stainless steel canopy hood

## BATHROOM / SHOWER / EN-SUITE

Ideal Standard

Modern white sanitary ware

Chrome single lever taps

Modern shower and screen

Chrome towel rail to bathroom

Choice of Porcelanosa tiling

## BEDROOMS

Sliding mirror wardrobes

Bedrooms 1 & 2

## INTERNAL DOORS

White contemporary panelled doors with chrome ironmongery

## DECORATION

Walls emulsion painted natural

Ceilings emulsion painted white

Wood work painted white satin

## TV

TV/SAT/DATA point to Lounge

TV point to Bed 1

## TELEPHONE

Lounge & Bed 1

## LIGHTING

Recessed low voltage downlights to bathroom / shower room / en suite

Track light fitting to kitchen

All other areas pendant fitting

## CENTRAL HEATING / GLAZING

Gas fired combination boiler

Thermostatic controlled radiators

Double glazed units throughout

## GARDENS

Front garden turfed

Rear garden top soil

1.8 m high screen timber fence to boundary

1.8 m screen fence with gate to front

750 mm timber feu fence between plots

## WARRANTY

Each property is covered by a 10 Year NHBC Warranty







Merchant House  
Watermark Business Park  
365 Govan Road  
Glasgow G51 2SE

0141 420 2026

email: [info@merchanthomes.co.uk](mailto:info@merchanthomes.co.uk)

[www.merchanthomes.co.uk](http://www.merchanthomes.co.uk)

#### IMPORTANT NOTICE

This is a new development under construction. Although every care has been taken to ensure the accuracy of all the information given, the contents of this brochure do not form part of any contract, or constitute a representation or warranty and, as such, should be treated as a guide only. Interested parties should check with the Sales Executive and confirm all details with their solicitor.

#### Artists' impressions and photographs

Artists' impressions within this brochure are drawn from an imaginary viewpoint within an open space and are intended to give an impression of the house design. Photographs may be from other Merchant Homes' developments and are intended to be illustrative only. Neither the artists' impressions nor the photographs are intended to give an accurate description of any specific property offered for sale, its setting or its surroundings.

#### Development layouts

These do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change house designs, boundaries, landscaping and the position of roads, footpaths, street lighting and other features as the development progresses.

#### Floor plans

The dimensions shown on the floor plans of our homes are approximate and taken from Architect's plans. Each home is built individually and so the measurements shown may vary from that during the course of construction, although we endeavour to make the dimensions as accurate as possible.

#### Our specification

We reserve the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. The specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Please refer to the Consumer Code for Homebuilders for further information.



Raising Standards. Protecting Homeowners

CONSUMER  
CODE FOR  
HOME BUILDERS

[www.consumercode.co.uk](http://www.consumercode.co.uk)

